

S-12-2009
Willow Wood Shopping Center Amended & Extended
3450 West 3500 South
C-2 Zone

BACKGROUND

Justin Thomas, representing Woodbury Corporation, is requesting an amendment to lots 2, 6, and 8 of the Willow Wood Shopping Center Subdivision. The amended plat will also create an additional lot (lot 9) as part of this application.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application as they have been addressed as part of the site plan review for the shopping center.

ISSUES:

The applicant is proposing various amendments within this plat to adjust property lines and to add a new lot within the subdivision. More specifically, property lines for lots 2, 6 and 8 will be modified to correct inaccuracies from the original plat. These inaccuracies were likely the result of deed errors. The plat will also create lot 9 which is presently the flower patch. This property was part of the original shopping center property, but was not platted as formal lot.

Another reason for the amendment is that the property owner would like to accurately reflect the recent right-of-way dedication along 3500 South. UDOT recently completed their 3500 South project, and right-of-way acquisition affected each of these lots. The new plat takes this into account.

The last reason for the plat amendment is that the applicant is in the process of revising the Declaration of Restrictions and Grant of Easements within the shopping center. They would like the new legal descriptions and right-of-way dedication to be part of the revised declaration.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Justin Thomas
Applicant was not present

Discussion: Steve Lehman presented the application. Barbara Thomas questioned whether there will be a wall placed on the new property addition to provide separation from the residential homes. Steve replied that there is a wall adjacent to the Golden Corral Restaurant but he is unsure if there is a wall separating the residential property. He added that since this is an existing use it would be difficult to require the wall in a subdivision amendment. Harold Woodruff commented that he believes there is already an existing wall.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Garcia moved for approval of the plat amendment.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous –S-12-2009 – Approved